

22.02

24/09/2015
C36

ENVIRONMENT

22.02-1

19/01/2006
VC37

Catchment and Land Protection

This policy applies to all land and water in the Rural and Low Density Residential zones.

Policy Basis

The long term sustainable care and management of the Shire's natural resource base is critical for the continued economic development of the Shire and the protection of environmental assets.

Objectives

- To ensure the sustainable development of natural resources of soil, water, flora, fauna, air and ecosystems.
- To promote the maintenance of ecological processes and genetic diversity.
- To ensure that the use and development of land and water takes into account impacts on the quality and quantity of natural resources.
- To promote consistency and application of the regional catchment strategies and other natural resource management strategies.

Policy

It is policy that:

- Preference is given to the use and development which incorporates measures that protect and/or improve the quality and sustainable development of natural resources.
 - Use and development proposals are consistent with and seek to implement a whole farm management plan.
 - Impacts on soil, water, flora, fauna, air and ecosystems should be considered in the assessment of use and development proposals.
 - Land capability is taken into account in the assessment of use and development proposals. This includes an assessment of the biophysical characteristics (soil, slope and climate) of the land and any physical limitations present.
 - The potential effect of use and development on the quality of natural resources in the water catchment are considered.
 - Measures to manage pest plant and animal problems should be incorporated in use and development proposals where appropriate.
 - Applications for the use and development of land should be required to demonstrate consistency with the regional catchment strategy, and other relevant natural resource management strategies.
- The Responsible Authority may require a site and area analysis which sets out:
 - A natural resource profile including watercourses, soil type, vegetation and habitat area;
 - An assessment of physical limitations;
 - An assessment of environmental hazards;

- The location and type of buildings and works, infrastructure, adjoining use and development and access; and
- That measures will be taken to address natural resource management issues, physical limitations and environmental hazards.

Reference documents

- Glenelg Hopkins Regional Catchment Strategy,
- Corangamite Regional Catchment Strategy,

22.02-2
31/01/2008
C12

Erosion

This policy applies to land in the Rural, Low Density Residential and Public Land zones.

Policy Basis

Some areas in the Shire are susceptible to erosion and land slippage, particularly along the Great Ocean Road. This policy seeks to prevent the incidence of erosion and land slippage.

Objectives

- To ensure that the use and development of land does not cause significant land disturbance.
- To protect areas prone to soil erosion by minimising soil erosion and vegetation loss.

Policy

It is local policy that where the Responsible Authority considers that more information is required or erosion risk may exist, it may request:

- A plan containing a building envelope indicating that the building envelope is not subject to erosion or landslip hazard.
- A plan showing appropriate access and servicing of the site that will not result in erosion or landslip.
- Information which demonstrates that the development and works will not increase the level of erosion or landslip risk.
- Certification from an appropriately experienced or qualified land management specialist that the land is suitable for the use and development.
- A site management plan which includes proposal for the ongoing maintenance of soil stability.

Decision Guidelines

Before deciding on an application to use, develop or subdivide land or carry out works the Responsible Authority may consider:

- Rural Land Mapping Projects.
- The advice of Catchment Management Authorities

22.02-331/01/2008
C12**Wetland Areas**

This policy applies to land which includes a wetland or is integral to the natural processes and amenity of a wetland (generally 50 metres).

Policy Basis

Drainage of wetlands is an environmental issue that has considerable impact on wetland ecology by destroying native vegetation, polluting waters and reducing flow regimes.

Objectives

To recognise that wetland areas (freshwater, saline, coastal and estuarine wetlands, areas of subject to inundation and perennial/intermittent lakes) in the Corangamite Shire provide important environmental functions such as:

- foreshore protection and erosion control
- drainage
- flora and fauna habitat
- water filtration and,
- water storage and flood mitigation
- landscape features

Policy

It is local policy that:

- The role and function of wetland areas will be taken into account, in a local or regional setting, in respect to any proposed use or development on or adjacent to a wetland area.
- Preference will be given to maintaining the environmental integrity of wetlands and protecting their foreshore, drainage, habitat, landscape, filtration and storage functions.
- Wetlands are managed to reverse impacts, loss and degradation.

22.02-424/09/2015
C36**Biodiversity**

This policy applies to all land and water in the Rural and Public Land zones.

Policy Basis

Biological diversity is important to the well being of the Shire and its residents, it is fundamental to the quality of life, landscape and economy of the Shire. Biological diversity avoids costs associated with degraded environments and contributes to the cultural and environmental quality of the Shire.

Objectives

- To ensure that the use and development of land takes into account the need to protect and enhance biological diversity by promoting ecologically sustainable land use and development.
- Provide a framework for managing natural resources, including remnant vegetation, wetlands, threatened species, waterways and aquatic ecosystems in the Shire.

- To implement the Corangamite and Glenelg-Hopkins Catchment strategies, Regional Vegetation Plans and Roadside Conservation Strategies.

Policy

It is local policy that:

- Threatened plants, animals and communities within the municipality are protected.
- Potentially threatening processes as listed in Schedule 3 of the Flora and Fauna Guarantee Act 1988 are managed.
- Broad vegetation types or floristic communities are protected.
- Habitat corridors and biolink zones are protected.
- Waterways, riparian, estuarine and coastal wetlands areas are protected.
- Currently secure species and communities are protected to prevent them from becoming threatened.

Public awareness and involvement in the environment, and conservation of biological diversity is promoted and facilitated through education, scientific investigation and other means.

22.02-5
24/09/2015
C36

Lake Gnotuk and Lake Bullen Merri

This policy applies to all land within Schedule 2 to the Rural Conservation Zone and to all land within the public land zones directly abutting this land.

Policy Basis

Lake Gnotuk and Lake Bullen Merri and their surrounds are both recognised for their outstanding scientific, environmental and landscape significance in national and international terms. They are considered to be a volcanic feature of international significance in terms of their landform, geology and as a unique scientific research site. They also form a special landscape that is visually attractive to both residents and visitors.

The site has been documented by the Geological Society of Australia and is on the Register of the National Estate.

It is apparent that the values of the policy area are threatened by use and development that could change its appearance or impact on water quality. Threats include disturbance to or destruction of geological features, modification to the landscape through building, earthworks, inappropriate vegetation, and nutrient and sediment pollution of the lakes' catchment.

The SPPF and MSS provide a clear basis for the precautionary protection of the policy area from use and development proposals that may materially adversely affect its significance.

Objectives

- To protect the water bodies crater slopes and rims of Lake Gnotuk and Lake Bullen Merri from development that may materially adversely affect their landscape, geological, environmental or scientific significance
- To ensure that all new use and development proposals:
 - sustain and enhance lake water quality, nutrient and sediment load conditions, in order to maintain the capacity for scientific research and the operation of ecological systems, together with appropriate agricultural and recreational uses;

- retain an open visual setting, in order to maintain the capacity for geological and landform studies and visual appreciation; and
 - apply the siting and design criteria of this policy to avoid any net environmental or visual harm to the lakes and their environs and where possible to achieve net environmental or visual gain.
- To prevent new buildings and works on land within or visible from within the craters' rims, unless these achieve a net environmental or visual gain in the performance of an agricultural use or an existing recreational or other use of public land.

Policy

It is local policy that:

New use and development

- Proposals for new use or development that may materially adversely affect the landscape, geological, environmental or scientific significance of the policy area will not be supported.
- A proposal to replace an existing building can be supported on the basis that the replacement is to enable continuation of an existing use under clause 63 of the planning scheme or that the proposed use is otherwise supportable under this policy. Where an existing building has no lawful use or has been demolished, a proposal to replace it will be considered as a proposal for a new building.
- Alterations or extensions to existing buildings or works can be supported on the basis that they are to enable continuation of an existing use under clause 63 of the planning scheme or that the proposed use is otherwise supportable under this policy.
- Proposals for new dwellings will not be supported unless there is a demonstrated need to accommodate a person or additional person on site to carry on a use within the Agriculture group as described in clause 75 of the planning scheme, and no reasonable alternative accommodation is available.
- Before any development proposal can be supported, it must be demonstrated that all relevant siting and design guidelines must be met. A net environmental and visual gain to the policy area must be provided.

Siting and design

- Where new buildings or works are supported, the responsible authority will ensure that:
 - new buildings are constructed outside the crater rims and in a location that is not substantially visible from within the crater rims, wherever possible;
 - any new building within a crater rim is sited in a location that is afforded maximum visual protection from public land zones and roads within the craters, using pre-existing landforms and vegetation to provide visual screening.
 - any new means of on-site waste water treatment and disposal is designed with regard to relevant EPA guidance to drain outside the lakes catchment where possible and in any case to ensure no net rise in nutrient input to lake waters;
 - any new access, road or other infrastructure within the crater is sited, designed, constructed and maintained to avoid the formation of visual scars in the landscape, to minimise surface disturbance, run-off and erosion and to prevent the ingress of turbid waters into the lakes; and
 - any new landscape planting is sited and designed to afford the minimum visual interruption to existing landforms.

Decision guidelines and application information

- All proposals for new use or development in the policy area must be accompanied by a report analysing the degree to which it is consistent with and responds to this policy.
- In determining whether a proposal may materially adversely affect the landscape, geological, environmental or scientific significance of the policy area, the responsible authority must consider whether harm may be caused in terms of:
 - a direct or indirect increase in nutrient input into lake waters;
 - a direct or indirect increase in lake sediment inputs, loadings or water turbulence;
 - the modification of crater or rim landforms, particularly where this may reduce landform stability or affect the capacity to view or appreciate geological or geomorphological features;
 - the introduction of new built elements in hitherto open visual settings;
 - the introduction of significant new vegetation in hitherto open visual settings; and/or
 - any other change that further removes a waterbody or landform from its natural state or a land surface from its current open visual setting.
- Where new buildings or works are proposed, a landscape scheme must be prepared by the applicant to demonstrate how existing landforms or vegetation can screen the proposal. A scheme may propose to reinforce or ensure the future presence of existing vegetation for visual screening effect. However, it must not provide for significant new landform changes or for a substantial increase in the land area subject to dense tree or shrub cover.
- Where a new dwelling is proposed, the applicant must prepare a farm plan and accommodation survey. This must describe the existing or proposed rural use of land, the basis on which this requires a person or an additional person to live there and the reason why this person cannot reasonably be accommodated in an existing dwelling off-site.
- In determining any planning permit application the responsible authority must consider any comments received from the Department of Sustainability and Environment, Department of Primary Industry, Environment Protection Authority, Corangamite Catchment Management Authority and Council's Lakes Gnotuk and Bullen Merri Advisory Committee.